NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Grinnell Historic Commercial District Boundary Increase

other names/site number

2. Location

street & number Roughly bounded by Main, Sixth, Broad, Park streets and the railroad N/A not for publication

city or town Grinnell N/A vicinity

state Iowa code 073 county Poweshiek code 157 zip code 50112

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide X local

Signature of certifying official/Title — Date: 7/16/2013

State Historical Society of Iowa
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper — Date of Action: 9.4.13

Grinnell Historic Commercial District Boundary Increase
Name of Property

Poweshiek County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [X] private
- [X] public - Local
- [ ] public - State
- [X] public - Federal

Category of Property
(Check only **one** box.)

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
30	10	buildings
		district
1		site
	4	structure
1	1	object
32	15	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

46

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Commerce/Trade-business
Commerce/Trade- professional
Commerce/Trade-warehouse
Commerce/Trade-restaurant
Social-meeting hall

Current Functions
(Enter categories from instructions.)

Commerce/Trade-business
Commerce/Trade-professional
Commerce/Trade- warehouse
Commerce/Trade-restaurant
Social-meeting hall

7. Description

Architectural Classification
(Enter categories from instructions.)

Modern Movement/Moderne
Modern Movement/Contemporary

Materials
(Enter categories from instructions.)

foundation: Concrete
walls: brick
stucco
roof: asphalt
other:

Grinnell Historic Commercial District Boundary Increase
Name of Property

Poweshiek County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

[X] A Property is associated with events that have made a significant contribution to the broad patterns of our history.

[ ] B Property is associated with the lives of persons significant in our past.

[X] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

[ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

[X] A Owned by a religious institution or used for religious purposes.

[ ] B removed from its original location.

[ ] C a birthplace or grave.

[ ] D a cemetery.

[ ] E a reconstructed building, object, or structure.

[ ] F a commemorative property.

[ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
Commerce
Architecture

Period of Significance
1854-1963

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation

Architect/Builder
Eastman, Charles Edward
Emory, Amos B.
Griffith, Gerald L.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67 has been requested)
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record #_____
____ recorded by Historic American Landscape Survey #_____

Primary location of additional data:

__x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
____ Local government
____ University
__x__ Other
Name of repository: Grinnell Public Library

Historic Resources Survey Number (if assigned): _____

Grinnell Historic Commercial District Boundary Increase
Name of Property

Poweshiek County, Iowa
County and State

10. Geographical Data

Acreage of Property 32

UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing
A	15	523100	4620880
B	15	523100	4621240
C	15	523020	4621320
D	15	522980	4621300

(see continuation sheet)

11. Form Prepared By

name/title James E. Jacobsen

organization History Pays! date July 14, 2013

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state Iowa zip code 50312

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Additional Documentation

Submit the following items with the completed form:

- **Maps:**
  - A **USGS map** (7.5 or 15 minute series) indicating the property's location.
  - A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Photographs.**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name (Refer to attached list)

street & number _____ telephone _____

city or town _____ state Iowa zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

6. Function or Use Contunued:

Historical:	Current:
Government-government office	Government-government office
Government-post office	Government-post office
Religion-religious facility	Religion-religious facility
Landscape-park	Landscape-park
Health Care-clinic	Health Care-clinic

7. Materials, Continued:

Foundation-stone/limestone
Walls-wood/weatherboard
Walls-Terra Cotta
Walls-stone/limestone
Walls-synthetics/vinyl
Roof-synthetic/rubber
Roof-Terra Cotta

The Grinnell Commercial Historic District is located in Grinnell, Poweshiek County in east central Iowa. Grinnell is not the county seat but is the county's largest city, being located in the extreme northwest corner of its county. The city's location is astride a sub-continental divide that separates the Iowa River and Des Moines watersheds. It is the highest point between the center of the state and the Mississippi River relative to the Chicago, Rock Island and Pacific Railroad.

The district was listed on the National Register in 1989 at a time when the Register's 50-year cutoff point was set at 1939-40. The nomination effort supplemented the district listing by separately nominating a number of individual buildings that were deemed to lie beyond the reach of the district. Some of these listings were successful. The district is now being amended because the cutoff now stands at 1962-63. The driving purpose for the amendment is to enable later-date commercial building owners to utilize historic preservation tax credits.

The district boundary is increased in this amendment by three full blocks, two half blocks and one quarter-block. This expansion results in a district that includes the entire downtown core, adding institutional and religious properties and the Central Park, all of which reflect the role played by the city's downtown. The park is a largely open grassed block with a mature tree canopy and a scattering of structures, and the Memorial Building set in its northwest corner, adjacent to the downtown proper. To the north another full block contains a church, the former Stewart Library and the post office, along its west half, again adjacent to the downtown, and another church and the former junior high school (now a city and school district office facility) on its east half. Two properties, a church and a converted residence business, are added at the northeast corner of Broad Street and 5th Avenue. The full block north of 5th Avenue, between Main and Broad Streets, is added to the district. This block contains 16 buildings and some open parking areas. The half block (east half) of the block to the west of Main Street and between 4th and 5th Avenues was largely included in the original district. This amendment adds buildings at either end of the block to include the entire half block. A quarter block, the southeast corner

of the intersection of Main Street and 4th Avenue, contains three commercial buildings, notably the former Preston Opera House. A partial block, the south side of Commercial Street, between Main and Broad streets is added to the district, adding eight buildings. To the south of the park, a triangular parcel contains one commercial building. The added commercial buildings are with few exceptions later-date single story commercial buildings. The majority of these are placed in adjacent settings like the older downtown core. Institutional (church, public, governmental) buildings are freestanding buildings and the later-date buildings to the north of 5th Avenue are separated by parking areas.

The added areas contain a range of building types that typically border a commercial core. Also added are later-date commercial buildings that represent the expansion of that downtown, primarily to the north. The added building count is 44 and this includes a new garage within the old district. One site and two structures (historical markers) are also added. Three open lots are also added as are Figure 1 summarizes these added areas and buildings. The added area east of Broad Street retains some trees, and the park itself is completely covered by a tree canopy. The other commercial areas are devoid of trees and all surfaces are hard surfaced. Alleys divide each block north to south. Railroad tracks provide a clear southern boundary for the district but the railroad right-of-way is not included in the amendment.

The amendment introduces a substantially different range of commercial architectural forms and types, these being late-Depression and post-World War II commercial designs. The latest commercial contextual period traces the gradual return to economic normalcy after the Great Depression, a brief period of growth that was then held in abeyance by the war years. Commercial architecture was largely redefined from the inside out. Storeowners first modernized their store interiors in response to changing marketing trends. The central change was that of the self-service store. Such a store required wider aisles, lower and all new store fixtures, and store window displays that literally exhausted the full range of what the store offered. Cash registers replaced sending change on a wire from the office mezzanine. The high volume sectors were most affected by these changes, dry goods and groceries. Storefront advertising was also transformed as ceilings were lowered, transoms were covered and exterior signage was made bolder. Chain stores, long present, had the means to make these changes and local firms struggled to keep up. Postwar improvements in food packaging and preservation and "magic carpet" automatic doors, improvements in frozen food storage, a broadening of product range as well as ready-to-eat meals and ready-to-wear clothing further accentuated these trends. The cumulative result of these changes was that square footage became the driving factor in the swapping of storefronts by growing businesses. "Streamlining" first hit store interiors and signage, and then it impacted storefronts and then new building design.

The pattern discerned in downtown Grinnell was one of storefront consolidation with an attendant unification of facades or storefronts. Traditional centered entry storefronts gave way to twin entrances. Single-story storefronts were increasingly favored in new construction. These first appear in a final phase of downtown infilling and a new form of commercial architecture, the office building, and these buildings completed the up building along 4th and 5th avenues, and the upper reaches of Main and Broad streets. This same form, in a broader plan, consisted of a wider commercial store building. These retail designs were still being placed into fire-created voids or on underutilized lots in the downtown proper. The final phase of commercial building design and construction consisted of freestanding large single-story retail stores, recessed from the street and supplied with adjacent parking. These buildings

completed the northward expansion of the downtown to 6th Avenue. As this contextual period concluded, in 1962-63, the same expansion pattern headed westward, destined for highway locations.

The resulting commercial architecture is commonly expressed in a single-story scale and this becomes problematic when historical integrity is being evaluated. These shorter buildings are all the more prone to being completely transformed across their fronts and a good number of the non-contributing buildings in the amended district are historical in terms of their construction dates but they are simply unrecognizable. Another trend, documented in this application, is the reality that storefronts were being continually replaced so often, that finding storefront components that pre-date 1963 is uncommon. A number of trends in storefront remodeling have been documented. The first was that of an enlargement of store signage, with massive façade-wide panels of four or five feet in height that bore the store's name. This was a major change, signage having been largely understated previously. The abandonment of the transom and higher ceilings allowed for this change. Display windows grew in size and kick plates diminished as merchants struggled to get their goods into convenient view. Postwar storefronts favored angled storefronts set in combination with natural material surrounds. There is but a single found instance of the use of Carrara glass (922 Main). Nor is there any use of slip screens on storefronts prior to 1963. There is but one use of porcelain tile façade covers (the City Hall, 819 Broad) and that dates to 1962. More commonly redwood, cedar or other woods were used as storefront surrounds, set above the storefront and used as a backdrop to signage. Flat fixed metal canopies are not commonly found. Fixed metal upper level window shades were used on the remodeled Ben Franklin Store (908 Main) but that was a singular instance. Permastone was applied in just two instances (908 Main) and as a storefront base. Red Roman brick, applied in a stack bond, was the material of choice during the latter 1950s and commonly survives. Stucco was a surprisingly early material of choice (813-15 Broad) and the best example is the stark modernization of the Mack Hotel. All things brick and Victorian were eschewed as wall and parapet detailing was removed and the result was a plain unadorned front. The upper front of 815 4th Avenue was more crudely stuccoed, leaving a clear sense of what lay beneath it. Stucco or its variations remains popular today when single-story storefronts are completely revamped. Upper level storefront fenestration also suffered downsizing or complete covering of window voids using glass block, concrete block, or brick.

A determination of sufficiency of historic fabric in this amendment, is based upon the retention of overall building mass and form, a preference for complete visibility in terms of wall coverings, the retention of some modicum of upper fenestration, as well as parapet lines and an open storefront. Single-story buildings by virtue of their scale, are more prone to being so altered that there are no aspects of historical integrity apart from their massing. The commercial buildings that are being built as of ca. 1960 are very plain in terms of their ornamentation. Their brick fronts are the equivalent of later-date "tilt-up" construction, there are no parapet distinctions, windows lack defining characteristics (lintels, sills). A good example is the 1963 United Foods building, located immediately west of the expanded district at West Street and 5th Avenue. It is by design a mini-strip mall and lacks any design distinction. The point is that there is a notable transformation of commercial design that dates to the early 1960s. The range of architecture that is being added by this amendment is presented as having distinctive qualities and ones that relate to the broader architectural heritage of the downtown. Single-story buildings are contributing in this amendment if they retain their scale and massing, have discernible storefronts, and retain their upper façade (to the extent that these were present), their exposed sidewalls, and their storefront infills. While it is preferable that they retain pre-1963 storefront materials (glass, window frames, kick plates) it

is sufficient that the replacement materials comprise a full storefront. The best example of a notable single-story replacement building is the Harrison & Company Department Store (920 Main Street, 1960). The building retains the same massing, storefront, parapet component, but all of its surfaces have been re-surfaced and its storefront infill is of recent vintage. As a result a veneer on a single-story building renders the whole as non-contributing to the district.

The original district listing utilized what was then a new commercial typology (Richard Longstreth, 1987) but one that was more applicable to a major city rather than a town the size of Grinnell. As a result virtually every building was simply classed as a one-part, two-part or three-part vertical block. This complicates the amendment effort to some extent. Styles are identified in the summary building table where it is appropriate. The amendment as noted adds a newer range of types or styles to the district, and more recent styles, when similarly applied to a town the size of Grinnell, are often just as problematic, if only because modern trends were usually applied conservatively. There are no examples of Art Deco or International styles. The most innovative commercial designs favored using components of the Art Moderne (the Modernistic Building, 1001 Broad Street, 1949, using the first rounded corner and block glass; the Korfmacher-Brobyn Medical Building, 805 5th Avenue, 1941, central block with wings and block glass) or used the Contemporary Style (DeMeulenaere & Light Medical Building, 1029 Broad, 1960).

The most interesting single-story commercial design is the replacement Cunningham Drugs building (827 4th Avenue, 1955). While the design is impressively modernistic, with its protruding signage set atop the west end of the parapet, the significant point is that the building owner, burnt out of his Victorian edifice, chose to have what was a free-standing suburban design placed within the fire-caused void, between other Victorian buildings, in the same spot where the business had always been. Don Cunningham's leap of faith was so considerable that he placed an order with the brand new Saginaw Industries to fabricate his storefront, site unseen, the firm not yet having produced anything. The other most interesting single-story design is technically not a commercial one, but the Veterans Memorial Building (834 Broad Street, Central Park, 1962) defies any stylistic classification. Function clearly determined form as the large interior venues resulted in a curiously windowless-irregular exterior plan. The building orients to the downtown, reflecting its proper focus (Grinnell *Herald-Register*, November 4, 1954).

Innovative commercial architectural examples are found in those designs that exceeded a single story. The McCall-Queen Furniture Store (929 Broad Street, 1950) is the most interesting commercial example and the last new two-story store building to be built in Grinnell. The design is vault-like in form with the storefront and upper façade being recessed as a wall panel within a projecting parapet and sidewalls. The architect is not identified but a nationally prominent design source was certainly used and Weitz Construction of Des Moines was the contractor. Casement windows were used above the storefront and these were tucked into the outer corners and beneath the parapet projection of the vault. Unlike druggist Cunningham five years later, the owners recreated their lost building's mass, two stories with a full basement. Their effort was perhaps influenced by the reuse of their full-height side and rear walls which withstood the nine-hour blaze (Grinnell *Herald-Register*, April 27, May 8, 1950).

Innovation was particularly aggressive when two major new multi-story office buildings were built. The Farmer's Mutual Re-Insurance Building (827 5th Avenue, 1951, 1957) is the premier example

with its four-story modernistic stone-fronted edifice being built in two stages. The Des Moines architects added an inscrutable maze of raised stone panels across the upper windowless façade. The second building design was the Iowa Continental Telephone Company Building (1010 Main, 1956), also modernistic, but its design was vertical with an intermixing of contrasting materials and window placements. Both buildings necessarily found sites in the northward-expanding downtown, north of 5th Avenue. Architectural innovation in Grinnell increasingly found expression in suburban commercial designs of service stations and highway-related storefronts. The Contemporary Style was strongly favored as were modernistic designs. Grinnell's churches experienced a boom period beginning in the early 1950s as several formerly downtown churches outgrew their aging edifices and departed the downtown core. The Congregational Church (902 4th Avenue, 1953) is the only relevant district example for this trend. Using the same Des Moines architect as the Farmer's Mutual Re-Insurance building, the congregation obtained a modernistic edifice that combined tradition with modernity (its ashlar exterior stone was "turned inside-out" by becoming the principal sanctuary wall surface). Like the Memorial Building, located across the street to the south, the building's mass directly reflects its interior functions.

Previously Non-Contributing Buildings That Have Been Re-evaluated:

819 Broad: Cass and Works Building, South Half (1889, rehabilitated since listing, re-evaluation, is a contributing building):

The district document recommended that this building would become a contributing building if its 1961 paneled exterior (first floor) covering was removed and its blocked-in windows unblocked. The building owner has at least begun this process by removing the covering and the front (east end) windows and entry door have been reopened and restored sufficiently to now to make this a contributing building.. Had the building been left as it was it would have been deemed to be contributing within the context of commercial building modifications during the final years of the amended period of significance.

821 Broad: Cass and Works Building, North Half (1889, rehabilitated since listing, re-evaluation, is now a contributing building):

This building's upper façade was covered with a covering (horizontal metal siding), with reduced window inserts and a gable roof covered the parapet line. The storefront was of recent vintage and consisted of a tiled solid wall. The building now presents a nicely restored upper frontage and a tolerable storefront design that replicates, after a fashion, a transom line and kick plate although the entire front is of glass with overlaid metal framing. The building is a contributing building within the district.

929 Broad Street (1950, re-evaluation, is now a contributing building):

This is the last two-story new commercial building to be built in the downtown. The façade design assumes a vault-like form because the upper-façade/parapet enframes a unified recessed window wall panel across the center of the plan. This panel contains four casement window sets, all of which are set even with the top of the panel's indent. The parapet is not distinguished as an element using this design approach. The design very much exemplifies a then-modern storefront. The façade design initially included a redwood panel that infilled the area between the upper windows and the storefront

below it. This has been lost and one of the twin-storefronts has a fixed canvas awning (Grinnell *Herald-Register*, January 9, 1950).

805 Commercial (Demolished since listing, was a contributing building):

807 Commercial (Demolished since listing, was a non-contributing building):

908 Main Street: (pre-1883, north half; pre-1906, south half, 1956, new front, re-evaluation, is now a contributing building):

Rusticated permastone concrete block was used to create a stone-like façade at the same time that stone was emerging as a popular building material. front, should have been contributing from the start. This building was deemed to be non-contributing when the district was listed because it's façade was of permastone construction and post-dated the end of the period of significance. The 1956 storefront remains intact, save for the loss of two fixed metal awnings that covered the upper windows. The 1956 storefront is intact.

915 Main, The National Tea Company Building (1937, re-evaluation, is now a contributing building):

This single-story, single-storefront brick commercial building was deemed to be non-contributing when the district was listed due to a lack of information as to its construction date. The façade has a plain raised brick parapet, retains its open transom area and has a center entrance storefront that is flanked by plain brick piers. The building footprint measures 24 feet by 90 feet. A. M. Sundine was the building contractor (Grinnell *Herald-Register*, April 22, 1937).

919 Main, (1997, demolition and replacement, still non-contributing):

The 1960 building on this site was demolished for a theater expansion and dates to 1997.

921 Main: Strand Theater (1916, re-evaluation, is now a contributing building):

When the district was nominated this building was entirely concealed behind slip screen of horizontal metal a siding above the storefront level. The 1916 building front has been exposed and rehabilitated and is perfectly preserved and has regained a respectable marquee. The new theater entrance with a marquee (919 Main) to the south now serves as the principal theater façade. The façade storefront level now consists of an oversized central entry, set beneath a rectangular suspended canopy, with flanking side doors. Intervening brick piers feature decorative stone inserts and a stone water table. On the upper level a pair of Chicago style rectangular window openings flank a suspended vertical sign. The windows have stone sills. The parapet has a stone belt course base. Brick piers with globular finials flank a tile mansard roof that substitutes for a parapet front.

923 Main, (1933-1943, re-evaluation, is now a contributing building):

When the district was listed the storefront on this building was being replaced and the second story was interpreted to be a late-date brick veneer. This two-story building appears on Sanborn Maps as of 1911. Streetscape photos prior to World War II appear to depict a lighter-colored façade but the current upper brick front was clearly in place when the storefront was replaced with an angled glass front in 1960. This storefront is no longer extant and apparently was replaced in 1988-89. The twin upper windows feature a centered double-hung window with flanking sidelights in each set. There is a parapet cap and a north end pier on an otherwise plain brick front. The windows have soldier brick sills and flat lintels. There are three apartments upstairs.

927 Main (1912-21, re-evaluation, is now a contributing building):

This single-story commercial building retains sufficient façade integrity to be contributing to the district.

929 Main (1912-21, re-evaluation, is now a contributing building):

This single-story commercial building retains sufficient façade integrity to be contributing to the district.

930 Main Street, (pre-1898, re-evaluation, is now a contributing building):

This single story commercial building retains an early storefront. Its central entry, flanking display windows and ornamental parapet are all intact. The storefront likely dates to the middle-1950s but its historical record was not found.

801 4th Avenue, Henry C. Spencer Block (1894, re-evaluation, is now a contributing building):

The façade of this imposing corner block was substantially rehabilitated. Its upper windows were uncovered. A restoration during the early 1990s largely replicated the original storefront and rehabilitated the second floor for two apartments. The Iowa SHPO determined the building to be contributing to the district on May 9, 1994. The building is now completing an investment tax credits rehabilitation.

810 4th Avenue, Dr. S. D. Porter Medical Office Building (1938, demolished building):

This was building #64 in the original district listing. It was replaced by a bank expansion in 1997.

827 4th Avenue, Cunningham's Drugs (1955, re-evaluation, is now a contributing building):

This single-story flat roofed building measures 47 feet by 72 feet and the plan includes a full basement and an alley access extension that includes a conveyor belt conveyance. The building was built to be fireproof in every respect (a reflection of the reason it had to be built). The original façade utilized

Roman brick, an aluminum alloy zourite and featured a built-in overhanging canopy and a prominent angled sign on its west end. The sidewalk in front of the new store was tinted a dark gray to reduce solar glare. Saginaw Industries produced the actual storefront components and Cunningham ordered their product sight unseen, before they had produced anything as a new firm. The Assessor addressed this building as 823 4th Avenue (Grinnell *Herald-Register*, November 4, 1954).

Cunningham Drug remained in operation when the district was first listed, closing during the early 1990s. The building front was redesigned preserving the canopy and the raised sign massing but the building owners refused to allow the name to be retained on the canopy front. Despite the storefront replacement, this building is recommended as being contributing due to the retention of its massing, particularly its canopy, and sign (although this is recovered with a corrugated metal surfacing).

816 5th Avenue, National Guard Armory (1907, re-evaluation, is now a contributing building):

This building was determined to be non-contributing when the district was listed. Based solely on its still-obscured façade, this is not surprising. It is proposed that given that the side and south walls remain intact and visible, as does the prominent vaulted roof, and given that the original façade is intact beneath the covering, and that the stepped parapet front remains visible, that the building overall remains contributing to the district.

Added District Buildings:

807 Broad, Hiser Garage (1915, contributing):

This building is contributing to the expanded district. It was built in 1912 (name and date stone) as a single-story auto garage, addressed as 803-07 Broad Street. The façade design consists of an original parapet front with centered dedicatory stone, and a storefront that consists of four large display windows and a centered entrance. It is built with tile perimeter walls veneered with brick. Wood posts support the interior and there is a concrete floor with no basement. The building dimensions are 30 feet by 80 feet. Building conversions included a 1950/1965 change for use as a dental office, and in 1960 as a warehouse.

813-15 Broad, Hotel Mack (1890, non-contributing):

This two-story hotel building is prominently placed on a key downtown corner. The building massing has been somewhat altered in terms of its southern wing, which long incorporated a double recessed porch. The original Victorian commercial design employed pilasters that framed wall panels and individual windows were centered within each of these panels. There was an angled corner entrance and the parapet was capped with an ornamental metal cornice. In the post-World War II years the hotel was remodeled completely and the exterior appearance was realized in 1950. Its relative early remodeling calls attention to early and substantial downtown efforts to modernize building fronts so as to be responsive to changing popular tastes. As the only surviving Grinnell Hotel (the principal hotel, The Monroe, non-extant, stood east of Central Park and north of the railroad depot) this building is important to fully understanding the history of the downtown.

Central Park (1854, Contributing as a site and structures, see Memorial Building, 834 Broad Street):

Variously termed City Park or usually Central Park, this tree-shaded full block is located at the southeast corner of the downtown, with the railroad to the south and institutional buildings to the north. Largely level in its surface, the park today includes the Veterans Memorial Building in its northwest corner, Candy Cane City, a children's playground in its southwest corner (planned 1958, built 1960, no surviving original equipment), and a frame round band shell that is roughly centered along its east side. Concrete sidewalks crisscross the park and there is a monument to Josiah B. Grinnell along its east boundary (Grinnell *Herald-Register*, July 24, 1958; April 11, 1960).

The contributing resource count for the park includes one site (the park as a whole) historical marker (1916) counted as an object. The Memorial Building is counted separately. The non-contributing count includes a recent historical marker (located north of the stone marker), a gazebo, two small shelters, and the playground, counted as three structures and one object.

834 Broad: Veterans Memorial Building (1962, contributing):

This is a concrete, concrete block and steel split-level memorial hall building having an irregular footprint. It is located in the northwest corner of Central Park. The internal layout provided for an large upstairs assembly space with a hall (450 person capacity) on the lower level. The architect was J. Bradley Rust of Iowa City. The "split-level" design of the building was noted in local press coverage.

926 Broad: Stewart Public Library (1902, contributing): (National Register, listed November 21, 1976):

This two-story Romanesque style library has a centered projecting front short tower with attached six-sided turret (three stories in height) and a centered rear wing. The core plan measures 65 feet by 37 feet. The rear wing measures 23 feet by 30 feet. There is a full basement, with a raised foundation. The style is largely imparted by a broad semi-circular brick entry arch, set atop flanking spring stones, and a third story tower arcade of five attic lights, each with its semi-circular arch and intervening round column supports. Façade fenestration is symmetrical with three windows on either side of the front pavilion, each matched with a basement level window set below it. Broad stone lintels cap the latter, forming triple-opening window sets. Stone sills underscore the other window openings. There is a full basement. The building orients west on Broad Street, with a respectable setback.

932 Broad Street: US Post Office (1917, contributing):

This post office standardized design employs the Neo-Classical style, and employs a temple front with flat parapet in lieu of a gable pediment. The entrance uses six Tuscan columns. The core building mass is ornamented by means of the use of multiple horizontal stone bands, at the water table, parapet base, at the cornice midpoint and as a parapet coping. Fenestration is symmetrical but is minimized on the end walls and on either side of the broad entry portico. The rear/east wall is more generously fenestrated for the original purpose of maximizing the introduction of natural light into the interior. The limestone foundation extends around the entire plan and the building structure combines a steel frame

with perimeter load-bearing brick walls. The building remains very much intact inside and out. The vestibule was rearranged in 1946 and at an early post-war date the rooftop flagpole was relocated to the northwest corner. Front angled parking was lost to the broadening of Broad Street. The surrounding Elm trees were lost in 1963 to Dutch Elm disease.

1000 Broad, St. Mary's Roman Catholic Church (1927, contributing):

This church is located on the northeast corner of Broad Street and 5th Avenue and orients westward to the downtown. The style is Italian Romanesque and the core mass is that of a gable front single-story building with high sidewalls and a steeply pitched roof massing. A stone rose window is centered in the west end wall. A stepped turret is located on the northwest front corner and rises almost full height to the main building. A four-stepped square bell tower is located in the southwest front corner and is open at the base and on the uppermost level. The entrance is tri-lobed but only the main central opening is actually a functional opening. Similarly six recessed arches are set below the rose window above the entrance, flanking the window. The building has a raised basement with exposed sidewall windows. The ground level main windows are enlarged and arcaded with semi-circular arches. There are twin rear side chapel extensions and a larger rear apse extension. The front steps extend across the entire front and the bell tower base.

1001 Broad, Modernistic or Ahrens Building (1949, contributing):

The structurally open interior plan was made possible by the use of a self-supporting steel truss roof. The building dimensions are 41 feet by 81 feet with a clipped entry at the southeast corner. The building has a full basement and entrances front south to 5th Avenue and east to Broad Street. The building represented the first curved corner entryway in Grinnell with a very early use of block glass window panels that flanked that entry. Another 5th Avenue entrance was located at the west end of the main façade and a continuous band of display windows infilled the wall plane between the two entries. The east side wall has a range of individual window openings that flank the east entrance. The original building plan included a north end residence for the Ahrens family. A frame portico extended above the east entrance and contained signage on its three fronts. The corner entrance has a curved flat concrete canopy above it.

This modernistic buff brick single-story building was the first installment in filling up what was long derided as the "hole in the ground" that was represented by the vacated corner. The business district began the final phase of its northward expansion, above Fifth Avenue, with the completion of this building, built by the Garrigan Construction Company. Ed Ahrens planned the building to house the Modernistic Beauty Salon, a new dress shop as well as living quarters for the Ahrens family. The plate glass doors originally used in the building were termed "something new" to Grinnell. The storefront also offered "unusually large" display windows and the city's first rounded corner front. Reflective of the fact that this Grinnell's first truly all-modern commercial design, it took on the name of the "Modernistic Building" and that name was underscored by hollow lettered signage that capped the parapet line (Grinnell *Herald-Register*, March 3, 7, 1949).

1012 Broad Street, Emory S. and Hannah Bartlett House/Roy E. Bates Flower Shop (1890, 1938, two contributing buildings including separate shop):

This two-story frame residence is the only Grinnell example of a near-downtown commercial conversion. Despite the addition of a single-story flower shop (24 feet by 30 feet) at the southwest front corner of the house, the house itself has remained remarkably well preserved. The plan is cruciform with full-height shallow side wings flanking a hip roof core. A nearly full-width front pavilion has a gable roof and there is a longer rear wing, the overall length of the plan being 55 feet. A gablet with a turned attic light surmounts the whole. The façade is fenestrated with three upper level windows and a lower (left-hand) recessed entrance. A broad cornice with brackets and a complex wood shingle in the front gable further ornament the house. The house is now sided with vinyl siding. The shop has raised side and front parapets with raised corner step-ups. The entire façade is glazed with a central entrance and the windows wrap around each side wall by some five feet. The base of the building is composed of rusticated concrete block, painted black. A cornice runs along the top of the display windows and is also wrapped around on each sidewall by 15 feet. There is an attached garage (1950, 22 feet by 39 feet) at the northeast corner of the house plan and two greenhouses are attached at the back of the house (27 and 21 feet wide and 60 feet in length). Finally there is a tile or brick beauty shop that is south of the greenhouses, alongside the alley. This residential to commercial building conversion is the only surviving example in the downtown and there are just two such known conversions in the downtown's history.

1013 Broad, Hagen Brothers Garage building (1922, contributing):

It was built between 1921 and 1922 as a single-story automobile garage. It has tile perimeter walls, a brick front (divided into two front office areas with a centered entry hall), a steel truss supported vaulted roof with pilaster sidewall supports for the trusses. Originally there were two large skylights centered on the garage portion of the plan. The original building dimensions were 50 feet by 130 feet. A 1949 north side addition, fronted with the façade, measures 25 feet by 86 feet with a clipped entry at the southeast corner. It was used for auto sales and servicing as of 1932, 1943. The building interior was remodeled substantially in 2007.

1019 Broad (1914, contributing, stone historical marker):

This monument (bronze plaque on rock on concrete base) is located on the west side of Broad Street and is placed along the sidewalk west of the parking. The marker commemorates the location of the "Long House," Grinnell's first building.

1029 Broad, Drs. DeMeulenaere and Light Medical Building (1960, contributing):

The medical office design is in the contemporary style that features a prow-like projecting front eaves line that is supported by twin angled brick piers. There is a decorative tile wall section, set between the piers, that is centered on the façade. The entrance is offset to the south of the façade. The L-plan building measures 30 feet by 60 feet in its core but a southeast corner wing (14 feet in width by 23 feet in depth), broadens the façade to 44 feet. Local contractor, the Gene Tyree Construction Company, built the building.